

June 1, 2009

### **Update on lot clearing and preparation for new homes**

Many returning Oakridge families have signed up with C.L. Kip Construction Services for the removal of the concrete and masonry debris remaining after the May 4 completion of the City's hazardous-debris removal project; some have signed up with one or two other contractors. As you know, Oakridge has made arrangements with C.L. Kip to perform the debris removal, the re-grading of the lots, and placement of Class 2 aggregate under the footprint of the new home as required by State of California, all for the sum of \$2,835.

In the May 1 letter, we mentioned that anyone who does not wish to use Kip Const. may arrange to get this work done themselves, in which case they, their dealer and their contractor must coordinate with the Park office regarding scheduling and verification of the contractor's license and insurance. We failed to make mention of any specific class of contractor's license, but past and recent experience has shown us that such work needs to be accomplished by a Class A contractor in order to better protect the interests of all concerned. **Accordingly, any contractor hired to accomplish the debris removal and the re-grading of the lots must have a valid Class A (general engineering contractor) license.** This ensures that the contractor has the necessary experience, equipment and personnel to do the whole job properly, and with less chance for damage to park facilities.

Worthy of note is the fact that C.L. Kip's price **includes hauling earth to the site, placing it, then spreading it out and compacting it into a properly-draining, rough-grade configuration.** That is a very important component to the whole process, and one which some apparently are not considering. All lots, or nearly all, will require that at least some additional earth must be hauled in, as just the City's limited operation removed some earth from all of the spaces. Much more earth will be required to fill the voids left when all of the concrete and masonry items are removed, especially garage footings and slabs. Somebody needs to haul in that material from somewhere, and of course they can't do it for free. **Be sure of what specific work is included in any contract for the rehabilitation of your lot.**

C.L. Kip has long since made arrangements with way more than enough residents to be able to maintain their completed-lot price of \$2,835, so the date you sign up for their services is no longer as important, but you'll want to sign up as early as possible to ensure your place in the work rotation, or with any other insured Class A contractor of your choice.

**Please remember that before a lot can be completely finished, including the final step of spreading and compacting the State-required aggregate, you and your home dealer must: 1) get Park Management's approval of the home you plan to purchase, and the plot plan for that home; 2) coordinate with the Park Construction Manager to ensure that your lot is staked properly as regards setbacks. Your dealer will be responsible for staking the location of the home on your lot; he must first get approval from the Park Construction Manager before the lot can be finished with the aggregate material.**

DWP, The Gas Company, Verizon, Time Warner Cable and Oakridge crews are hard at work restoring their portions of the Park's infrastructure. Completion of restoration work on the utilities infrastructure is key to being able to accept new homes into the Park. Experience with on-the-ground progress of that work in the next two weeks or so should allow us to more accurately estimate when the Park, or

parts of the Park, may be ready to accept new homes. You of course can start your home order, assuming the factory has the ability to store your home for a period of time once it's off the line, but **please do not arrange for delivery until you're certain that your lot will be able to accept the home and that all utilities will be available to serve the home. If this is not the case, the home will not be allowed into the Park.** We will provide further information regarding timing of home deliveries as soon as we can give reliable timeframes based on progress of the work now ongoing. Please consider such information only if it comes from the Continental Mobile Housing office. Unless it comes directly from us, it's probably just rumor.

There will be a master list in the Park's temporary office trailer that will list resident names, dealer names, lot numbers, permit numbers and estimated home delivery dates, such estimates of course dependent upon actual completion of the infrastructure work mentioned above. This list will communicate to the grading crews and all utility companies which lots need to be finished and when. **It's critical for a number of reasons that residents and/or their dealers provide this information to the Park office as soon as they have it. A home will not be allowed into the Park without a permit number, and of course a home cannot be placed on a lot which isn't finished.** If you decide to have your lot cleared and re-graded by someone else, we still require all of the above information before your home can be accepted into the park.